

**MEETING SUMMARY OF THE HENDERSON COUNTY
BOARD OF ADJUSTMENT MEETING
July 26, 2023**

The Henderson County Board of Adjustment held its scheduled meeting at 4:00 p.m. in the King Street Meeting Room at 100 N King Street, Hendersonville, North Carolina.

Board Members Present:

Andrew Riddle, Chair
Carlos Ruiz
Tony Engel
Louise St.Romain

Staff Members Present:

Matt Champion
Russ Burrell
Autumn Radcliff
Liz Hanson

Call to Order: Chairman Riddle called the July 26, 2023, ZBA meeting to order at 4:00PM and asked all members to introduce themselves.

Review and Approve May 31, 2023, Meeting Summary Chairman Riddle asked for approval of the meeting summary. Louise St.Romain made the motion to approve the meeting summary. Tony Engel seconded the motion. All members voted in favor.

SUP-23-04 Kings Grove Baptist Church Electronic Messaging Sign:

Matt Champion read the staff report for the project. The request is for a special use permit to allow an electronic messaging sign in a non-commercial zoning district. Electronic messaging signs in residential and local commercial zoning districts requires a special use permit. The applicant is Kings Grove Baptist Church who was represented by Stanley Capps and the plan preparer was Wade McLamb. There is currently one existing freestanding sign on the subject area. The proposal is to replace the existing freestanding sign faces at its current location with electronic messaging sign faces. The sign improvements will also include an 8' wide and 16" tall header sign with the church's name. Overall, the sign will be approximately 32SQFT per side and maintain the existing height. The total height of the sign will be 9' and 4" with a base height of 4'. The sign's placement will not change from its current location. Setbacks as prescribed by the Land Development Code for new signs are 15' from the edge of pavement and outside of NCDOT's right-of-way. The only conditions placed on the application by the TRC are to apply for a commercial sign permit and comply with NCDOT electronic messaging sign requirements.

No one signed up to speak on the application.

Chairman Riddle closed the quasi-judicial hearing.

After further Board discussion, Carlos Ruiz moved to approve SUP-23-04 with conditions listed in the staff report. Tony Engel seconded the motion. All members voted in favor.

Local Historic Landmark Application – Samuel J. Childs House

County Attorney Russ Burrell briefed the Board on the requirements for determining whether to grant or deny a request for a local historic landmark designation. Liz Hanson read the staff report for the application. The subject area is located at 105 Turley Falls Rd, property is owned by Adela and Michael Coppola, and the request is for the residential structure to be deemed a local historic landmark. The Henderson County Historic Resources Commission recommended that the Samuel J. Child House, which was constructed in 1923, receive the local historic landmark designation. If the Board determines to grant the designation, the Board of Commissioners would have to approve the real property tax abatement the applicant seeks. The State Historic Preservation Office has also reviewed the application for conformance and

the property owners are attempting to have the structure placed on the National Registry of Historic Structures.

No one signed up to speak on the application.

Chairman Riddle closed the quasi-judicial hearing.

After further Board discussion, Carlos Ruiz moved to approve the Local Historic Landmark Application for the Samuel J. Childs House. Tony Engel seconded the motion. All voted in favor.

Adjournment: Chairman Riddle asked for a motion to adjourn. Louise St.Romain made a motion to adjourn. Carlos Ruiz seconded the motion. All voted in favor and the meeting adjourned at 4:35 pm.

Andrew Riddle, Chairman

Matt Champion, Zoning Administrator